

**Planning Board Agenda for  
City of Manchester, New Hampshire  
Planning Board  
Held on: August 25, 2005 at 6:00 p.m.  
One City Hall Plaza  
Manchester, NH 03101  
(603) 624-6450  
[planning@ci.manchester.nh.us](mailto:planning@ci.manchester.nh.us)**

**MANCHESTER PLANNING BOARD  
BUSINESS MEETING**

**Thursday, August 25, 2005 – 6:00 p.m.  
City Hall, Third Floor, Aldermanic Chambers**

**I. ADMINISTRATIVE MATTERS (See Enclosed):**

1. Approval of Minutes of Meetings held on July 14, 2005 and July 28, 2005.

**II. REGULATORY MATTERS:**

**(Tabled/Current Items) (The staff may submit additional information/recommendations at the meeting for PD-02-05, SP-29-05/PD-10-05 & SP-01-04/PD-01-04 )**

2. S-37-2004 Property located at 10 Charlotte Street, an application to subdivide property to create a total of three (3) single family building lots – Burd Engineering Assoc. for Violet Gelinas  
**Public Hearings: 08/11/05 [Recommendation Enclosed]**  
**Deadline for Action: 10/13/05**
3. SP-20-2005 Property located at 1069 S. Mammoth Road, an application for site plan approval for the construction of a 10,800 sq. ft. garage building and outside storage area for portable toilets – 14 SMR, LLC (d.b.a. Dave's Septic Service)  
**Public Hearing: 06/23/05 & 7/14/05 [Recommendation Enclosed]**  
**Deadline for Action: 08/25/05**
4. SP-22-2005 Property located at 415 Silver Street, an application for site plan approval for conversion of an industrial building into a 57 unit apartment complex – Renaissance 8 Limited Partnership  
**Public Hearing: 07/14/05 [Staff Report Enclosed]**  
**Deadline for Action: 09/08/05**
5. SP-26-2005 Property located at 594-604 Silver Street, an application for site plan approval for expansion of a six unit attached townhouse development by construction of two (2) additional attached townhouse dwelling units – R2003L Realty  
**Public Hearing: 07/14/05 & 08/11/05 [Recommendation Enclosed]**  
**Deadline for Action: 09/08/05**
6. PD-03-2005 Property located at 1014 Wellington Road, an application to create a planned development by construction of four (4) single family dwellings on one lot – E. H. Parkinson III & Ronald J. Fredette

**Public Hearing: 06/09/05 [Staff Report Enclosed]**  
**Deadline for Action: 08/11/05**

7. PD-02-2005 Property located on Bodwell Road, an application to create a planned development by construction of ten (10) duplex buildings containing a total of twenty (20) dwelling units – Paul Cowette, Trustee  
**Public Hearings: 07/14/05**  
**Deadline for Action: 09/08/05**
8. SP-28-2005 Property located at 2170 Candia Road, an application for site plan approval for the construction of a 2,900 sq. ft. 3-bay car wash – Yellow Fin Development, LLC  
**Public Hearings: 08/11/05 [Recommendation Enclosed]**  
**Deadline for Action: 10/13/05**
9. SP-29-2005 Property located at 661 Bell Street, an application to create a planned  
PD-10-2005 development, and for site plan approval for the construction of a total of 38 dwelling units – Northpoint Engineering for Valley Vista, LLC  
**Public Hearings: 08/11/05**  
**Deadline for Action: 10/13/05**
10. SP-30-2005 Property located at 32 N. Main Street, an application for site plan approval for the construction of a 2,800 sq. ft. retail building with on-site parking – Eric Mitchell & Assoc. for Otis Realty & 32 N. Main Street Corp.  
**Public Hearings: 08/11/05 [Staff Report Enclosed]**  
**Deadline for Action: 10/13/05**
11. SP-01-2004 Property located on S. Commercial Street Extension (Riverwalk Way), an  
PD-01-2004 application for modification of an approved site plan/planned development by adding 72 dwelling units to Riverwalk Residential Development for a total of 204 multi-family units – TF Moran, Inc. for Manchester Park Place LLC  
**Public Hearings: 08/11/05**  
**Deadline for Action: 10/13/05**

### **III. OTHER BUSINESS ITEMS:**

12. M-15-2005 Request for a voluntary merger of two lots at 243 E. High St. & 47 Nashua St., TM 410, Lots 7 & 8 by Edib & Miryana Karic
13. M-16-2005 Request for a voluntary merger of two lots at 30 & 44 Bridge St., TM 41, Lots 15 & 16A by Members First Credit Union of N. H.
14. Request by Bruce Blight, Cornerstone Construction Co., for further discussion of additional fencing for the Elliot Hospital Day Care/Professional Office Building.
15. Review for Regional Impact of new applications.
16. Any other business items from Staff or Board.